

**NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE**  
**Office of Archives and History**  
**Department of Cultural Resources**

**NATIONAL REGISTER OF HISTORIC PLACES**

**Pineville Mill Village Historic District**

Pineville, Mecklenburg County, MK1252, Listed 8/8/2011

Nomination by Rick Mattson and Frances Alexander

Photographs by Frances Alexander, October 2010



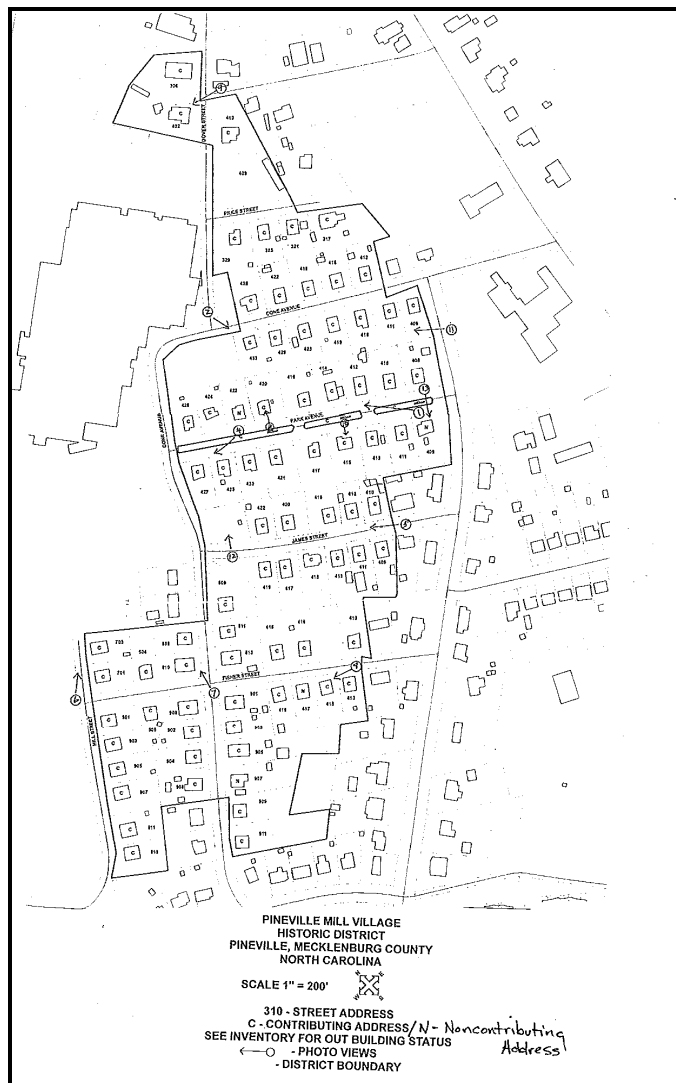
400 Block of Park Avenue, looking west



400 Block of Fisher Street, looking west



402 Dover Street



Historic District Map



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of property**

historic name Pineville Mill Village Historic District

other names/site number N/A

**2. Location**

street & number Roughly bounded by Dover, Price and Hill streets, Lakeview Drive and not for publication N/A  
Eden Court

city or town Pineville vicinity N/A

state North Carolina code NC county Mecklenburg code 119 zip code 28134

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination  
request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic  
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets  
does not meet the National Register Criteria. I recommend that this property be considered significant    nationally    statewide X  
locally. (    See continuation sheet for additional comments.)

Signature of certifying official

Date

North Carolina Department of Cultural Resources

State or Federal agency and bureau

In my opinion, the property    meets    does not meet the National Register criteria. (    See continuation sheet for additional  
comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:

Signature of the Keeper

Date of Action

   entered in the National Register

   See continuation sheet.

   determined eligible for the

National Register

   See continuation sheet.

   determined not eligible for the

National Register

   removed from the National Register

   other (explain):

Pineville Mill Village Historic District  
Name of Property

Mecklenburg County, N.C.  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply)

☒ private  
☒ public-local  
☐ public-State  
☐ public-Federal

### Category of Property

(Check only one box)

☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>77</u>	<u>36</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>78</u>	<u>37</u>	Total

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

### Number of contributing resources previously listed in the National Register

N/A

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

Cat: DOMESTIC  
DOMESTIC  
LANDSCAPE

Sub: single family  
secondary structure  
plaza

### Current Functions

(Enter categories from instructions)

Cat: DOMESTIC  
DOMESTIC  
LANDSCAPE  
PUBLIC WORKS

Sub: single family  
secondary structure  
plaza  
electrical substation

## 7. Description

### Architectural Classification (Enter categories from instructions)

Bungalow/Craftsman

OTHER: T-plan Mill House  
Hip-Roofed Mill House  
Minimal Traditional  
Ranch Style

### Materials (Enter categories from instructions)

foundation Brick  
roof Asphalt  
walls Asphalt  
Vinyl  
other Wood

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheet, Section 7, Page 1.

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield information important in prehistory or history.

### Criteria Considerations

(Mark "X" in all the boxes that apply.)

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or a grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years of age or achieved significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions)

Architecture

Industry

### Period of Significance

ca. 1900-1961

### Significant Dates

1908

1946

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Draper, Earle Sumner, planner

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheet, Section 8, Page 21.

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Section 9, page 32

See Continuation Sheet,

### Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # \_\_\_\_\_

☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Primary Location of Additional Data

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: \_\_\_\_\_

Pineville Mill Village Historic District  
Name of Property

Mecklenburg County, N.C.  
County and State

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## 10. Geographical Data

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**Acreage of Property** 40.22

**UTM References** (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	17	509700	3882240	3	17	509780	3889000
2	17	509800	3882180	4	17	509680	3881760

X See continuation sheet.

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet, Section 10, Page 35.

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet, Section 10, Page 35.

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## 11. Form Prepared By

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name/title Richard Mattson and Frances Alexander

organization Mattson, Alexander and Associates, Inc. date March 28, 2011

street & number 2228 Winter Street telephone (704) 376-0985

city or town Charlotte state NC zip code 28205

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## 12. Additional Documentation

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Submit the following items with the completed form:

### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative black and white photographs of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

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### Property Owner

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(Complete this item at the request of the SHPO or FPO.)

name more than fifty owners

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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## National Register of Historic Places Continuation Sheet

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Mecklenburg County, North Carolina

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### 7. Narrative Description

Located in Pineville, North Carolina, approximately ten miles south of Charlotte near the border with South Carolina, the well-preserved Pineville Mill Village Historic District contains all or portions of nine blocks of frame, textile mill houses primarily constructed in two phases. The first phase occurred shortly after the opening of Dover Yarn Mills in 1894 and the second with the expansion of the mill village by the Chadwick-Hoskins Company during the 1920s. The historic district is located south of Main Street in Pineville and encompasses most of the south side of this small, Mecklenburg County railroad town as it existed into the mid-twentieth century. The town occupies relatively flat terrain between Sugar and Little Sugar creeks where two important Indian trading paths once crossed. Immediately to the west of the mill village is the expansive, red brick textile mill which sits on the east side of the former Southern Railway line. The altered mill complex is not included in the historic district. South and west of the historic district are late twentieth-century ranch houses, small residential subdivisions, and open areas that are all clearly distinct from the historic mill village. To the north of the historic district are a few blocks of modern residential, commercial, and civic land uses that separate the mill village from the historically commercial core of Pineville along Main Street.

The mill village historic district is remarkably intact with rows of look-alike, one-story, frame houses lining five parallel, east-west streets and three north-south streets historically oriented to the mill. The dwellings occupy roughly one-half acre lots with the houses set ten to twenty feet back from the street, allowing for deep rear yards. The only modern infill is an electrical substation. Reflecting the mill village's early period of construction, one-story, frame, T-plan mill houses dominate the north side of the historic district nearer the mill and Main Street. Square, hip-roofed and side-gable bungalows built during the village's 1920s expansion dominate the south side. Although many of the original house designs have been modified by later sidings and replacement windows and porch posts, the original forms remain remarkably intact with only minor additions that are generally limited to the rear. Most new construction in the historic district consists of backyard storage sheds and garages or carports that do not detract noticeably from the overall integrity of the mill village. The roughly quarter-acre house lots are original and were laid out to accommodate gardens and sheds. While the yards include some substantial metal or frame outbuildings that are recorded as non-contributing resources, many sheds are simple small, pre-fabricated structures and are therefore not included in the inventory of resources. Mature trees shade the streets and houses. Many were probably planted during the 1920s expansion and renovation of the mill village when Chadwick-Hoskins commissioned Charlotte landscape architect and planner, Earle Sumner Draper, to update the village plan. Others have been planted over time by the residents.

The small variety of house types and the even distribution of houses, with roughly forty feet between each, gives the Pineville Mill Village Historic District an architectural uniformity and rhythm that sets it apart from the rest of the town. The centerpiece of the mill village is Park Avenue, which runs east-west through the heart of the district and terminates at the mill. Park Avenue is broader

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than the other streets and features a distinctive, tree-lined median that was part of Draper's plan. The avenue is flanked to the north by Price Street and Cone Avenue and to the south by James and Fisher streets. T-plan mill houses predominate along Park, Price, and Cone streets which contain some of the earliest dwellings in the historic district. By contrast, 1920s side-gable and hip-roofed bungalows line James and Fisher streets as well as adjacent blocks along north-south Hill Street and the north-south segment of Cone Avenue. Located at the northwest corner of the historic district is Dover Street, which leads from the Main Street business district to the mill and mill village and served historically as the north-south gateway into the village. Three distinctive, Queen Anne-inspired dwellings were built by Dover Yarn Mills for its plant managers on Dover Street just north of the mill. Reflecting the hierarchy of mill communities, the large supervisors' houses have stylish, asymmetrical massings and wraparound porches that contrasted with the smaller, simpler dwellings designated for mill operatives.

The district is closely related to the surrounding environment. Archaeological remains, such as trash pits, abandoned privies, garden plots, fence lines, and structural remains which may be present, can provide information valuable to the understanding and interpretation of the district. Information concerning patterns of land use, social standing and mobility, as well as structural details, is often only evident in the archaeological record. Therefore, archaeological remains may well be an important component of the significance of the district. At this time no investigation has been done to discover these remains, but it is likely that they exist, and this should be considered in any development of property within the district.

### INVENTORY LIST

The following bibliographic references were used in preparing the inventory list: three North Carolina Historic Preservation Office architectural survey files for the mill village area of Pineville; Charlotte-Mecklenburg Historic Landmarks Commission records; published local histories and architectural surveys; and interviews with the Town of Pineville Planning Department and local residents. The dates of construction were derived from deed research as well as from previous architectural survey investigations, local histories, and historic maps.

The historic district contains 78 contributing and 37 noncontributing resources. The contributing properties were all constructed by the various textile mill companies that owned the houses during the period of significance. Although some of the houses now have replacement siding or porch posts, the houses retain their historic forms and scale which preserve the rhythm and design of the original mill village. Those houses classified as noncontributing have had significant alterations to key elements of design such as enclosed porches or additions that alter roof configurations. Other noncontributing resources include storage buildings or other types of outbuildings that were either built after the period of significance (which ends in 1961) or were so heavily altered after 1961 that they no longer contribute to the historical or architectural importance of the historic district.



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The inventory list is organized in alphabetical order by street with resources listed in ascending order by address number. Five principal house types, designated Types A, B, C, D, and E, were built by the textile companies that owned the mill village during its history. The last owner, Cone Mills Corporation, acquired the textile plant and village in 1946, and the company undertook an improvement campaign that included alterations to all the houses. The following descriptions of the five house types include original forms, designs, and architectural elements as well as the ca. 1950 alterations made by Cone because the postwar modifications occurred during the period of significance. Changes made by individual owners either during or after the period of significance are noted in the individual resource entries.

### **House Type A: T-plan (ca. 1900, ca. 1950)**

House Type A is a one-story, frame, T-plan mill house with cross-gable roof, weatherboard siding, a hip-roofed front porch, and either a gable-roofed or a shed-roofed rear ell. The dwellings have six-over-six light, double-hung, wood-sash windows. The following changes were made by the mill company ca. 1950: 1) simple, square, wood porch posts with simple, cross-board balustrades; 2) two-panel front door with upper lights; 3) single, fixed-light picture window by the entrance; 4) asbestos shingle siding; and 4) solid brick foundation. The T-plan house had a three-room plan with rear kitchen in roughly 900 square feet of interior space. The front and rear porches measured approximately 75 square feet each. The house at 433 Cone Avenue is a particularly intact example of House Type A with its ca. 1950 modifications. Although the front porch is now screened, 426 Park Avenue also exemplifies House Type A during the period of significance.

### **House Type B: High Hip Roof with Gable-roofed Wing (ca. 1900, ca. 1950)**

House Type B is a one-story, frame, double-pile mill house with boxy plan, high hip roof, and projecting, front-gable wing. These houses have six-over-six light, double-hung, wood-sash windows and weatherboard siding. The hip-roofed front porch had chamfered posts. The rear elevation also has a projecting gable and hip-roofed porch. The following changes were made by the mill company ca. 1950: 1) simple, square, wood porch posts with simple, cross-board balustrades; 2) two-panel front door with upper lights; 3) single, fixed-light, picture window by the entrances; 4) asbestos shingle siding; and 4) solid brick foundation. Type B had roughly 900 square feet of interior space with front and rear porches measuring approximately 75 square feet each. The houses at 423 and 427 Park Avenue both illustrate House Type B.

### **House Type C: Hip-roofed Bungalow (ca. 1925, ca. 1950)**

This house type is a one-story, frame, double-pile bungalow with boxy plan, hip roof, inset porch, and shed-roofed dormer with rafter tails. One variation of the type features an inset porch on the rear elevation, but many have been enclosed. House Type C had six-over-six light, double hung,

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wood-sash windows and weatherboard siding. The following changes were made by the mill company ca. 1950: 1) simple, square, wood porch posts with simple, cross-board balustrades; 2) two-panel front door with upper lights; 3) single, fixed-light, picture window by the entrance; 4) asbestos shingle siding; and 4) solid brick foundation. The hip-roofed bungalow had roughly 875 square feet of interior space with front and rear porches measuring 112 square feet each. The two bungalows at 422 James Street and 811 Cone Avenue both exemplify House Type C.

### House Type D: Side-gable Bungalow (Mill Supervisor's Houses) (ca. 1925, ca. 1950)

Designed for mill supervisors, House Type D is a one-story, frame bungalow with side-gable roof, broad eaves with knee brackets, engaged porch, shed-roofed or front-gable dormer, and gable-roofed rear ell. Battered porch piers sit on brick or wooden porch pedestals, and the simple porch balustrade has square balusters. The house type has an asymmetrical, three-bay façade, weatherboard siding, and six-over-six light, double-hung, wood-sash windows. The following changes were made by the mill company ca. 1950: 1) two-panel front door with upper lights and 2) asbestos shingle siding. The side-gable bungalow has roughly 1,100 square feet of interior living space with a front porch measuring about 240 square feet and an approximately 100-square foot rear porch. The substantial bungalows at 813 and 901 Cone Avenue are examples of House Type D, built for supervisors at the mill.

### House Type E: Side-gable Bungalow with Inset Porch (ca. 1925, ca. 1950)

House Type E is a one-story, frame, double-pile bungalow with rectangular plan, side-gable roof, broad eaves, knee brackets, and inset porch. The house has weatherboard siding and six-over-six light, double-hung, wood-sash windows. The following changes were made by the mill company ca. 1950: 1) simple, square, wood porch posts with simple, cross-board balustrades; 2) two-panel front door with upper lights; 3) single, fixed-light, picture window by the entrance; 4) asbestos shingle siding; and 4) solid brick foundation. The side-gable bungalow with the inset porch measured roughly 820 square feet with a rear porch of 20 square feet and a front porch of 112 square feet. House Type E is illustrated by the two bungalows at 504 and 505 Fisher Street.

## CONE AVENUE

### Mill House

409 Cone Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; replacement eight-over-eight windows, ca. 1955 metal porch posts.

### Mill House

411 Cone Avenue; ca. 1900, ca. 1950; Contributing Building

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Type A; vinyl siding; later metal porch posts.

### **Mill House**

412 Cone Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; replacement one-over-one windows.

### **Shed**

412 Cone Avenue; ca. 1965; Noncontributing Building

Gambrel-roofed, frame shed with side pole shed.

### **Mill House**

415 Cone Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; vinyl siding; replacement six-over-six windows.

### **Workshop**

415 Cone Avenue; ca. 1980; Noncontributing Building

Gambrel-roofed workshop with composition board siding.

### **Mill House**

416 Cone Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; vinyl German siding; replacement one-over-one windows; replacement door; metal porch posts and balustrade.

### **Mill House**

418 Cone Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; vinyl German siding and metal porch posts and balustrade (ca. 1955).

### **Mill House**

419 Cone Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; vinyl German siding; replacement one-over-one windows, replacement door.

### **Mill House**

422 Cone Avenue; ca. 1900, ca. 1950; Contributing Building

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Type A; intact except for later metal porch posts.

### **Workshop**

422 Cone Avenue; ca. 1980; Noncontributing Building

Prefabricated, metal workshop.

### **Mill House**

423 Cone Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; vinyl siding; later metal porch posts.

### **Carport**

423 Cone Avenue; ca. 1980; Noncontributing Building

Prefabricated, metal carport.

### **Mill House**

428 Cone Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; metal porch posts and replacement six-over-six windows.

### **Mill House**

429 Cone Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; intact.

### **Shed**

429 Cone Avenue; ca. 1980; Noncontributing Building

Frame shed with gable roof.

### **Mill House**

433 Cone Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; intact.

### **Mill House**

808 Cone Avenue; ca. 1925; Contributing Building

Type C; replacement wood porch posts and balustrade.

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### **Mill House**

809 Cone Avenue; ca. 1925; Contributing Building

Type C; vinyl German siding; replacement six-over-six windows; replacement wood porch posts and balustrade; added rear deck.

### **Mill Supervisor's House**

810 Cone Avenue; ca. 1925; Contributing Building

Type D; both original six-over-six and replacement one-over-one windows; replacement square porch piers posts; handicap ramp.

### **Mill House**

811 Cone Avenue; ca. 1925; Contributing Building

Type C; replacement wood porch posts and balustrade.

### **Mill Supervisor's House**

813 Cone Avenue; ca. 1925; Contributing Building

Type D; replacement one-over-one windows.

### **Mill Supervisor's House**

900 Cone Avenue; ca. 1925; Contributing Building

Type D; vinyl German siding; replacement six-over-six windows; modern fieldstone porch pedestals; modern rear deck.

### **Shed**

900 Cone Avenue; ca. 2005; Noncontributing Building

Prefabricated, frame shed with gambrel roof.

### **Shed**

900 Cone Avenue; ca. 2005; Noncontributing Building

Prefabricated, frame shed with front-gable roof.

### **Mill Supervisor's House**

901 Cone Avenue; ca. 1925; Contributing Building

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Type D; vinyl siding; replacement one-over-one windows; replacement front door; modern rear deck.

### **Mill House**

902 Cone Avenue; ca. 1925; Contributing Building

Type C; vinyl German siding; metal porch posts and balustrade.

### **Mill House**

903 Cone Avenue; ca. 1925; Contributing Building

Type C; vinyl siding; replacement one-over-one windows; front-gable dormer, replacement wood porch posts and deck.

### **Mill House**

904 Cone Avenue; ca. 1925; Contributing Building

Type C; vinyl German siding; replacement one-over-one and six-over-six windows; front-gable dormer; metal porch posts and balustrade.

### **Mill House**

905 Cone Avenue; ca. 1925; Contributing Building

Type C; vinyl German siding; replacement one-over-one windows; replacement turned porch balustrade and added spindlework trim.

### **Garage**

905 Cone Avenue; ca. 2000; Noncontributing Building

Frame, front-gable, two-car garage.

### **Mill House**

907 Cone Avenue; ca. 1900, ca. 1950; Noncontributing Building

Type A; aluminum siding; replacement one-over-one windows; enclosed front porch; rear additions.

### **Garage**

907 Cone Avenue; ca. 1965; Noncontributing Building



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Detached, one-car garage; aluminum siding; low-pitched, front-gable roof.

### **Mill House**

908 Cone Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; vinyl siding; replacement one-over-one windows; modern front door; replacement porch with side entrance; deck added to side (north) elevation; rear addition.

### **Mill House**

909 Cone Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; vinyl German siding; replacement one-over-one windows; modern, turned porch posts and balustrade.

### **Shed**

909 Cone Avenue; ca. 2000; Noncontributing Building

Prefabricated, frame shed with gambrel roof.

### **Mill House**

911 Cone Avenue; ca. ca. 1900, ca. 1950; Contributing Building

Type A; vinyl siding; ca. 1955 horizontal sash windows and three-part picture window; metal porch posts and balustrade (ca. 1955).

## **DOVER STREET**

### **Mill Supervisor's House**

306 Dover Street; ca. 1900, ca. 1950; Contributing Building

One-story, frame, Queen Anne house with a gable-on-hip roof and a wraparound porch, a portion of which is screened; porch has later box piers; one-over-one light, double-hung, wood-sash windows; two interior, brick, corbelled chimneys; house now vinyl sided.

### **Mill Supervisor's House**

402 Dover Street; ca. 1900, ca. 1950; Contributing Building

One-story, frame, Queen Anne house with a gable-on-hip roof and a wraparound porch supported by turned posts with cut-out knee brackets; two interior, brick, corbelled chimneys; steel sash, awning windows (ca. 1955) and vinyl siding.

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### **Garage**

402 Dover Street; ca. 1970; Noncontributing Building

Frame, front-gable garage with one-car bay and a side shed.

### **Mill Supervisor's House**

403 Dover Street; ca. 1900, ca. 1950; Contributing Building

One-story, frame, Queen Anne house with a gable-on-hip roof and a wraparound porch supported by later box piers with a balustrade of square balusters; one-over-one light, double-hung, wood-sash windows; two interior, brick chimneys; house now vinyl sided.

### **Electrical Substation**

409 Dover Street, ca. 2000; Noncontributing Structure

A modern electrical substation with prefabricated, metal warehouses on the site.

## **FISHER STREET**

### **Mill House**

410 Fisher Street, ca. 1925; Contributing Building

Type E; shed-roofed dormer; vinyl German siding; replacement three-over-one windows; modern turned porch posts and replacement balustrade.

### **Mill House**

413 Fisher Street, ca. 1925; Contributing Building

Type E; vinyl German siding; modern fieldstone façade under the porch; exposed rafters; replacement three-over-one windows; replacement box pier and balustrade.

### **Mill House**

415 Fisher Street, ca. 1925; Contributing Building

Type E; shed-roofed dormer with rafter tails; ca. 1955 metal porch posts and balustrade.

### **Mill House**

416 Fisher Street, ca. 1925; Noncontributing Building

Type E; shed-roofed dormer; vinyl siding; replacement one-over-one windows; enclosed inset porch; modern deck and handicap ramp added to the side (east) elevation.

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### **Mill House**

417 Fisher Street, ca. 1925; Noncontributing Building

Type E; shed-roofed dormer; vertical, composition board siding; enclosed porch; both original six-over-six and replacement one-over-one windows; small rear addition.

### **Shed**

417 Fisher Street; ca. 1980; Noncontributing Building

Frame, front-gable shed.

### **Mill House**

418 Fisher Street, ca. 1925; Contributing Building

Type E; vinyl German siding; replacement one-over-one windows; replacement front door; replacement porch posts and balustrade.

### **Mill House**

419 Fisher Street, ca. 1925; Contributing Building

Type E; shed-roofed dormer; vinyl siding; replacement one-over-one windows; altered porch balustrade.

### **Garage**

419 Fisher Street; ca. 1970; Noncontributing Building

Frame, one-car garage with front-gable roof.

### **Mill House**

504 Fisher Street; ca. 1925; Contributing Building

Type E; metal porch posts and balustrade (ca. 1955); replacement six-over-six windows.

### **Mill House**

505 Fisher Street; ca. 1925; Contributing Building

Type E; shed-roofed dormer; metal porch posts and balustrade (ca. 1955).

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### HILL STREET

#### Mill House

701 Hill Street; ca. 1925; Contributing Building

Type C; vinyl German siding; modern fieldstone façade under the porch; replacement three-over-one windows.

#### Mill House

703 Hill Street; ca. 1925; Contributing Building

Type C; vinyl siding; replacement nine-over-nine windows; porch has modern wood balustrade and modern picturesque detailing; added rear screened porch.

#### Shed

703 Hill Street; ca. 1980; Noncontributing Building

Prefabricated, metal shed with gable roof.

#### Mill House

901 Hill Street; ca. 1925; Contributing Building

Type C; vinyl siding; replacement one-over-one windows; original cut-out rear porch with modern balustrade.

#### Mill House

903 Hill Street; ca. 1925; Contributing Building

Type C; ca. 1955 metal porch posts and balustrade.

#### Mill House

905 Hill Street; ca. 1925; Contributing Building

Type C; vinyl siding; replacement one-over-one windows; ca. 1955 metal porch posts; rear elevation has original inset porch with modern posts.

#### Mill House

907 Hill Street; ca. 1925; Contributing Building

Type C; vinyl siding; replacement one-over-one windows; replacement porch balustrade.

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### **Mill House**

911 Hill Street; ca. 1925; Noncontributing Building

Type C; aluminum siding; added cross-gable dormers; replacement one-over-one windows; metal porch posts (ca. 1955).

### **Mill House**

913 Hill Street; ca. 1925; Contributing Building

Type C; aluminum siding; replacement one-over-one windows; replacement porch balustrade; original cut-out rear porch (now screened).

## **JAMES STREET**

### **Mill House**

409 James Street; ca. 1925; Contributing Building

Type C; vinyl siding; replacement one-over-one windows; modern turned porch posts.

### **Mill House**

410 James Street; ca. 1925; Contributing Building

Type C; vinyl siding; replacement eight-over-eight windows.

### **Shed**

410 James Street; ca. 1970; Noncontributing Building

Frame, side-gable shed.

### **Mill House**

411 James Street; ca. 1925; Contributing Building

Type C; vinyl siding; replacement one-over-one windows.

### **Garage**

411 James Street, ca. 1970; Noncontributing Building

Frame, two-car garage.

### **Mill House**

412 James Street; ca. 1925; Contributing Building

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Type C; vinyl siding; replacement six-over-six windows; replacement square porch posts and balustrade.

### **Shed**

412 James Street; ca. 2000; Noncontributing Building

Prefabricated, frame storage building with front-gable roof.

### **Mill House**

413 James Street; ca. 1925; Contributing Building

Type C; aluminum siding; replacement one-over-one windows; ca. 1955 metal porch posts.

### **Garage**

413 James Street; ca. 1970; Noncontributing Building

Two story, frame garage with front-gable roof and upper story storage room.

### **Mill House**

414 James Street; ca. 1925; Contributing Building

Type C; vinyl lattice porch balustrade (ca. 2000); enclosed rear porch.

### **Mill House**

415 James Street; ca. 1950; Contributing Building

One-story, frame, hip-roofed dwelling; long, rectangular plan; vinyl siding; three-part picture window and replacement one-over-one windows; off-center entrance; porch has been removed. Built as infill by Cone Mills (Spratt map, October 1946).

### **Mill House**

416 James Street; ca. 1925; Contributing Building

Type C; replacement porch balustrade.

### **Mill House**

417 James Street; ca. 1925; Contributing Building

Type C; replacement eight-over-eight windows; ca. 1955 metal porch posts.



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### Mill House

419 James Street; ca. 1925; Contributing Building

Type C; vinyl German siding; replacement one-over-one windows; added front-gable dormer; replacement wood porch posts and balustrade; added rear deck.

### Workshop/Storage Building

419 James Street; ca. 1970; Noncontributing Building

One-story, frame, side-gable building with shed-roofed porch and composition board siding.

### Mill House

420 James Street; ca. 1925; Contributing Building

Type C; vinyl siding; replacement one-over-one windows; front porch now screened.

### Mill House

422 James Street; ca. 1925; Contributing Building

Type C; replacement porch posts; added handicap ramp.

## PARK AVENUE

### Median

Park Avenue; ca. 1925; Contributing Site

A roughly eight-foot wide, grassy median divides traffic along Park Avenue. Trees have been planted along its length.

### Mill House

408 Park Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; vinyl siding; later metal porch posts (ca. 1955).

### Garage

408 Park Avenue; ca. 2000; Noncontributing Building

Frame, front-gable, two-car garage.

### Shed

408 Park Avenue; ca. 2000; Noncontributing Building

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Gambrel-roofed, frame shed.

### **Mill House**

409 Park Avenue; ca. 1900, ca. 1950; Noncontributing Building

Type A; front-gable porch enclosed after 1960; attached garage added ca. 1975.

### **Shed**

409 Park Avenue; ca. 1970; Noncontributing Building

Corrugated metal, front-gable shed.

### **Mill House**

410 Park Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; vinyl siding; replacement one-over-one windows; replacement porch piers.

### **Mill House**

411 Park Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; vinyl siding and modern fieldstone veneer on facade; replacement three-over-one windows; replacement porch piers.

### **Mill House**

412 Park Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; vinyl siding; metal porch posts (ca. 1955); replacement one-over-one windows.

### **Mill House**

413 Park Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; vinyl siding; replacement one-over-one windows; replacement porch piers.

### **Shed**

413 Park Avenue; ca. 1980; Noncontributing Building

Frame, gable-roofed shed.

### **Mill House**

414 Park Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; intact; metal awnings.

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### **Carport**

414 Park Avenue; ca. 1950; Contributing Building

Frame, front-gable carport with asbestos-shingled gable.

### **Mill House**

415 Park Avenue; ca. 1950; Contributing Building

This one-story, frame, hip-roofed dwelling, has a long, rectangular plan, asbestos shingle siding, three-part picture window, and eight-over-eight windows. The off-center entrance is sheltered by a flat-roofed entry porch. The house was built by Cone Mills as infill after Taylor Avenue was closed between Cone Avenue and James Street (Spratt map, October 1946).

### **Mill House**

416 Park Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; enclosed front porch with jalousie windows.

### **Shed**

416 Park Avenue; ca. 1970; Noncontributing Building

Corrugated metal, gable-roofed shed with a side shed.

### **Mill House**

417 Park Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; replacement porch balustrade.

### **Mill House**

420 Park Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; replacement porch balustrade.

### **Shed**

420 Park Avenue; ca. 1950; Contributing Building

Board-and-batten shed with shed roof.

### **Mill House**

421 Park Avenue; ca. 1900; Contributing Building

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Type B; vinyl German siding; replacement porch posts and balustrade (ca. 2000).

### **Mill House**

422 Park Avenue; ca. 1900, ca. 1950; Noncontributing Building

Type A; vinyl siding; enclosed front porch; replacement eight-over-eight windows.

### **Workshop**

422 Park Avenue; ca. 1980; Noncontributing Building

Frame, vinyl-sided workshop with side-gable roof and one-over-one windows.

### **Mill House**

423 Park Avenue; ca. 1900, ca. 1950; Contributing Building

Type B; vinyl German siding; replacement eight-over-eight windows; metal porch posts and balustrade (ca. 1955).

### **Shed**

423 Park Avenue; ca. 1980; Noncontributing Building

Frame, gable-roofed shed.

### **Mill House**

424 Park Avenue; ca. 1950; Contributing Building

Built after World War II, this frame, double-pile house has a side-gable roof, paired, six-over-six windows, and a front-gable entry porch with metal posts. The house now has vinyl siding. The house was built by Cone Mills as a replacement house (Spratt map, October 1946).

### **Mill House**

425 Park Avenue; ca. 1900, ca. 1950; Contributing Building

Type B; vinyl German siding; replacement eight-over-eight windows; vinyl porch posts and balustrade (ca. 2005).

### **Mill House**

426 Park Avenue; ca. 1900, ca. 1950; Contributing Building

Type A; screened front porch.

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### **Mill House**

427 Park Avenue; ca. 1900, ca. 1950; Contributing Building

Type B; replacement one-over-one windows; metal porch posts and balustrade (ca. 1955).

### **PRICE STREET**

#### **Mill House**

317 Price Street, ca. 1900, ca. 1950, Contributing Building

Type A; vinyl siding; replacement one-over-one windows; side and rear additions; replacement metal porch posts.

#### **Garage**

317 Price Street, ca. 1980; Noncontributing Building

Vinyl-sided, two-car, open garage with shed roof.

#### **Shed**

317 Price Street, ca. 1980, Noncontributing Building

Prefabricated, metal shed.

#### **Mill House**

321 Price Street, ca. 1900, ca. 1950, Contributing Building

Type A; vinyl siding; replacement wood porch posts and vinyl balustrade; replacement one-over-one windows.

#### **Carport**

321 Price Street, ca. 1965, Noncontributing Building

Prefabricated, metal carport with corrugated metal roof and V-shaped supports. Frame shed added to carport.

#### **Garage**

321 Price Street, ca. 1980, Noncontributing Building

Frame, front-gable workshop with composition board siding.

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### **Mill House**

325 Price Street, ca. 1900, ca. 1950, Contributing Building

Type A; vinyl siding; replacement metal porch posts (ca. 1955); replacement one-over-one windows.

### **Mill House**

329 Price Street, ca. 1900, ca. 1950, Contributing Building

Type A; vinyl siding; replacement one-over-one windows; replacement porch balustrade.



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### 8. Statement of Significance

The Pineville Cotton Mill Village Historic District is a well-preserved community of mill houses associated with the development of the textile industry in Pineville between circa 1900 and the mid-twentieth century. The historic district meets Criterion A in the area of industry and Criterion C for architecture. Planned and expanded by several textile mill companies, the mill village clearly reflects Pineville's emergence as a Piedmont textile mill town. Established by Dover Yarn Mills, which began in 1894 and was significantly expanded in 1902, the mill village historically dominated the south side of Pineville. Employing approximately 150 workers (about one quarter of Pineville's total population), Dover Yarn Mills was the town's key industry and primary builder and employer. The mill village, comprising streets of identical worker houses, created a clearly identifiable industrial landscape. In 1908, the Chadwick-Hoskins Company of Charlotte purchased the mill. The largest textile corporation in North Carolina at the time, Chadwick-Hoskins owned a chain of five mills, and the Pineville facility was known as Mill No. 5. During the 1920s, Chadwick-Hoskins employed Charlotte planner and landscape architect, Earle Sumner Draper, to expand and remodel the village. Draper's plan was not adopted in full, but the village's streets shaded by willow oaks, the center median along Park Avenue, and the blocks of bungalow mill houses illustrate this expansion of the village. Finally, Cone Mills Corporation of Greensboro, North Carolina, bought the Pineville mill and village in 1946, and built several additional mill houses. Cone also remodeled and repaired the mill houses ca. 1950, and the asbestos shingle siding, paneled front doors, and replacement porch posts date to this campaign. Cone Mills owned the mill houses until the 1960s when the company gradually divested itself of property in the mill village. Cone Mills Corporation finally ceased operation in 1991.

The Pineville mill village took shape during the textile manufacturing boom that transformed the region's industrial economy in the late nineteenth and early twentieth centuries. The textile mills spurred urban growth and drew tens of thousands of workers from farms to the factories. By World War I, there were over 300 cotton mills within a 100-mile radius of Charlotte, and by the 1920s, the Piedmont had surpassed New England as the leading textile producer in the world. To meet the soaring demand for worker housing, mill owners constructed company villages alongside the new mills. These communities contained subsidized houses for employees, a key feature of the traditional system of paternalism that ensured social control and a stable, efficient labor force. While varying from mill to mill, these villages were distinctive, semi-rural places. As typified by the Pineville Mill Village Historic District, textile mill villages were characterized by straight streets of frame dwellings that expressed a small repertoire of regional forms and patterns with ample yards for kitchen gardens and storage sheds.

The historic district contains intact house types with original patterns of distribution and few modern intrusions. The village retains several Queen Anne-inspired mill supervisors' residences; T-plan and hip-roofed houses that date from the early years of the mill; bungalow mill houses erected by

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Chadwick-Hoskins in the 1920s; and a small number of Minimal Traditional dwellings built by Cone Mills in the 1950s.

The period of significance begins circa 1900 and extends to 1961, the fifty-year guideline for National Register eligibility. The entire mill village was under the ownership of Cone Mills until the 1960s, and the mill remained an important part of the local economy through the latter twentieth century. However, the historic district does not have the exceptional significance needed to extend the period of significance beyond 1961.

### Historical Background Essay/Industry Context

Located ten miles south of Charlotte in Mecklenburg County, Pineville has its roots in a stagecoach stop established here in the early nineteenth century. The small, rural settlement that emerged near the stagecoach stop became known as Morrow's Turnout, named for one of the area's early white families. In 1869, the Charlotte, Columbia, and Augusta Railroad--created from the merger of the Charlotte and South Carolina Railroad and the Columbia and Augusta Railroad--established a passenger and freight station near Morrow's Turnout. In 1873, the community was incorporated as Pineville, named for the nearby stands of pine trees. In 1894, the railroad became part of the vast Southern Railway system that integrated Pineville, Mecklenburg County, and the Piedmont into a national network of rail lines. This new connectivity linked Pineville to far-flung markets and drew industries--especially cotton mills--to the town and the region (Blythe and Brockman 1961: 259-262, 417-422; *Charlotte Observer* 21 May 1967).

Pineville was part of a great network of railroad towns that emerged throughout the Piedmont region after the Civil War. Between the Civil War and 1900, new rail lines spurred the growth of over 200 towns in North Carolina. The majority of these rail towns were in the Piedmont which by the early twentieth century was becoming the center of the nation's textile industry. In Mecklenburg County, the towns of Pineville, Matthews, Huntersville, and Cornelius were founded along railroad lines during this period. At the northern reaches of the county, the town of Davidson, which began in 1835 as the site of Davidson College, grew significantly as a textile mill town and cotton farming trade center after the arrival of steady train service in 1874 (Tullos 1989: 135-140; Glass 1992: 57-58).

Railroads and advances in steam and electrical power transformed the industrial geography of the region, liberating cotton mills and other industries from sites beside rivers and creating surging industrial districts along railways near cities and towns. Trains opened the Appalachian coal fields and hauled into the Piedmont the fuel necessary for operating massive steam engines. By the 1900s, James Buchanan Duke's Southern Power Company (now Duke Energy) was constructing a series of hydroelectric power plants along the Catawba River to supply nearby industries with inexpensive electricity. In 1900, six railroads were routed through the city of Charlotte, located near

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the center of Mecklenburg County, and Charlotte enjoyed more rail connections than any other place between Washington, D.C. and Atlanta. The city soon became the hub of the Piedmont textile belt (Goldfield 1982: 86-90; Bishir 1990: 434-435).

To many southerners, railroads promised industrialization and the prosperity it brought. Civic leaders in Charlotte and in other southern cities envisioned a new order based on textile production and urban growth to replace the agrarian society of the past. These proponents of the "New South" movement campaigned for the construction of cotton mills, which by World War I numbered over 300 within a 100-mile radius of Charlotte. By the 1920s, the Carolina Piedmont had surpassed New England as the leading textile producer in the world (Hanchett 1998: 2, 48, 65-66; Glass 1992: 57-58).

By the turn of the twentieth century, cotton mill investors had established seventeen mills along the railroad corridors of Mecklenburg County. In 1915, the county contained twenty-two mills, all powered by electricity. In the railway towns north of Charlotte, Anchor Cotton Mills (1898) opened in Huntersville; Cornelius Cotton Mills (1888) and Gem Yarn Mills (1907) began in Cornelius; and Linden Cotton Factory (1890) and Delburg Cotton Mills (1908) opened in Davidson. Reflecting the common trend of this period, each of these mills included adjoining streets of housing for employees to meet the skyrocketing demand for worker housing (Blythe and Brockman 1961: 421-422; Thompson 1926: 139-140; Tompkins 1903: 196, 198-199).

In Charlotte, groups of cotton mills and large districts of essentially contiguous mill villages appeared at the northern and western outskirts. The largest such district developed in North Charlotte (National Register 1990) around the Southern Railway. By the 1910s, North Charlotte contained three mills, adjoining blocks of mill houses, and a small commercial zone. The biggest of these mills, Highland Park Mill No. 3, was among the first in North Carolina designed for electric power when it opened in 1904. The mill employed 800 workers. By contrast, smaller enclaves of worker houses took shape around individual mills in the small towns. These mill villages varied slightly in size according to the scale of the mill although by World War I, none contained more than 200 workers or fewer than 150. The Anchor Cotton Mills village in Huntersville was demolished in 2005, and original blocks of mill housing in Cornelius and Davidson have dwindled in size as houses have been demolished or remodeled with the surging growth of these towns. The Pineville mill community remains the best preserved and most clearly defined of the county's small town mill villages (Tompkins 1903: 198; Carolina Department of Labor and Printing 1915, 1918; Mattson and Pickens 1990).

In Pineville, a coterie of Charlotte stockholders and experienced mill owners formed Dover Yarn Mills and began operations in 1894. Among the investors was H.S. Chadwick, one of Charlotte's pioneering textile industrialists, who also served as president of Dover. Dover Yarn Mills had acquired the Pineville Cotton Mill in late 1893 which had been established by local businessmen in 1888 as the town's first textile manufacturing venture. Little is known of this short-lived mill, which

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went into foreclosure during the Depression of 1893, and the textile manufacturing industry had little impact on Pineville until the opening of Dover Yarn Mills after 1894. In 1902, Dover Yarn had a new weaving department and employed some 150 workers operating 9,000 spindles and 400 looms. By 1907, Dover was presided over by E. A. Smith (1862-1933), who owned several Charlotte cotton mills and a textile supply company. In 1908, Smith organized the Chadwick-Hoskins Company to consolidate a number of Charlotte textile companies (Chadwick, Hoskins, Louise, and the former Alpha mills) as well as Dover Yarns. Operating 98,000 spindles, the entire Chadwick-Hoskins Company chain employed over 1,000 operatives at that time and was the largest textile corporation in North Carolina. The company controlled an expansive district of mills and mill villages along the Seaboard Air Line tracks northwest of downtown Charlotte. Known as Mill No. 5, the mill in Pineville was the only Chadwick-Hoskins plant outside Charlotte. In 1915, Mill No. 5 at Pineville was manufacturing white cotton sheeting with a workforce of 130, evenly divided between men and women (Hanchett 1985: 1-3; Huffman 1988; Mattson 1991: 7-10; North Carolina Department of Labor and Printing 1915; Tompkins 1903: 198; Thompson 1926: 139-140; Mecklenburg County Deed 98, page 387.).

Situated on the east side of the north-south Southern Railway tracks, Pineville's cotton mill and mill village physically dominated the town. The mill was the town's primary employer and builder, creating a distinctive landscape that included the large brick mill and scores of worker houses. Pineville in 1910 contained a population of approximately 600, one quarter of whom worked in the mill. A roughly one block business district of contiguous, brick commercial buildings lined Main Street north of the mill and village while the houses of merchants, professionals, and larger landowners occupied lots on Main Street as well as on several adjacent blocks. The *North Carolina Year Book* for 1910 recorded two drugstores, a grocery store, and ten general stores in Pineville. As with other small railroad towns in the Piedmont, local farmers ginned and marketed their cotton in Pineville and purchased supplies, building materials, and finished goods. But Pineville was primarily a mill town with its expansive, one-story, red brick textile plant and the adjacent mill village. Although no plan or maps exist of the original Pineville mill village, the community probably included approximately forty small, one-story, frame houses lining three straight streets, present-day Price Street and Cone and Park avenues. Mill supervisors' houses--larger, one-story dwellings with stylish Queen Anne designs--were constructed on Dover Street, the principal artery into the village from Main Street. At this strategic location, the supervisors could keep a close watch on the comings and goings of mill hands (Tompkins 1903: 198; *North Carolina Year Book* 1910).

Pineville's mill village was typical of the hundreds of such communities constructed by mill owners throughout the region in the late nineteenth and early twentieth centuries. The development of these mill villages was as much a social movement as an industrial one with thousands of white, southern families leaving farms for the factories. Between 1900 and 1930, the number of textile workers in North Carolina soared from 32,000 to 125,000. To draw the labor force, mill owners provided subsidized housing and a range of other services that varied from mill to mill. Southern textile companies adapted the traditions of New England (especially Rhode Island) textile mills and

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typically built villages of small, free-standing, wooden dwellings that reflected rural, regional forms and patterns (Hall et al. 1987: 44-50; 52-58; 66-85; Bishir 1990: 432-435; Glass 1992: 18-19; Glass 1978: 138-149).

In a 1991 interview with principal investigator Richard L. Mattson, Ms. Rhett May McCoy, a lifelong resident of Pineville's mill village, described daily life in the community between the 1920s and 1940s. Families rented housing from Chadwick-Hoskins for one dollar a week or twenty-five cents per room. Operatives worked twelve-hour weekdays and four hours on Saturday. By the 1920s, Ms. McCoy recalled, a week's labor earned skilled male workers twenty-eight dollars "cash wage" and unskilled laborers eleven dollars. Women, who were often hired to work in the spinning room, usually earned less than the men. In Pineville and other mills, African American men were typically denied textile jobs and worked primarily outside the factory (in the "yard") hauling cotton bales and loading rail cars at a survival wage. Chadwick-Hoskins sold ice, coal, and stove wood to workers at the Pineville mill and supplied water at the community pumps along the street. Chadwick-Hoskins wired houses for electricity, but until the 1930s furnished power only on Thursday afternoons—the period designated for washing and ironing. Until the late 1940s, when Cone Mills Corporation purchased the plant and village and extended water and sewer lines through the village, none of the mill houses contained running water or indoor plumbing (McCoy Interview 1991; Mattson 1991: 57-58; Hall et al. 1987: 66-67).

In 1930, sociologist Jennings J. Rhyne described the typical Piedmont mill village this way:

The observer approaches what appears in the distance to be a town of considerable size when suddenly around the bend in the road or over the hill he comes upon compact rows of small houses of more or less similar architectural design. They run in rows on either side of a street, then branch out into sideways on hill or level. He is impressed already with the large brick structure that seems to stand in the center of things. Standing beside the structure at an elevation of perhaps 100 to 150 feet is a circular steel tank painted black on which is written Southern Cotton Mills (Rhyne 1930: 7).

Life in a mill village was a complex mixture of paternalism and exploitation, self-reliance and mutual aid. Textile companies provided steady employment at an hourly cash wage ("public work" as it was called) for workers confronting depressed cotton prices and the prospect of lifelong tenancy on farms. However, rarely during the early twentieth century did the families of mill hands rise above the minimum standard of living in North Carolina. Textile companies laid out such communities to provide basic facilities as well as to exercise corporate control over their new labor force. Organized and funded by the mill, a variety of welfare and recreational programs, from picnics to baseball games to domestic science classes for women, all extended the influence of the company into the intimate, daily lives of workers. A 1907-1908 federal investigation stated that, "all the affairs of the village and the conditions of living of all of the people are regulated by the mill company.

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Practically speaking, the company owns everything and controls everything, and to a large extent controls everybody in the mill village" (quoted in Hall et al. 1987: 114; Mattson 1991: 7-9).

However, despite company controls, a rural-bred self-sufficiency also permeated mill villages. Indeed, the independence of workers shaped the physical character of the mill villages. Mill owners, seeking a reliable labor force, incorporated a variety of agrarian elements into the village landscape. In village after village, mill companies borrowed house types directly from a small repertoire of familiar, traditional forms house and lots in the typical village were spacious enough to accommodate kitchen gardens and small livestock. In Pineville, the early mill houses were identical, one-story, frame, T-plan and hip-roofed cottages, and Pineville's mill families cultivated vegetable gardens, planted chinaberry trees for shade, and swept their yards. They raised chickens in backyards and kept hogs and cows in stalls and pens in a common pasture not far from the mill. Within this setting, mill hands formed strong bonds with fellow workers. Starting work in the Pineville mill in the 1920s, Rhett May McCoy, declared in 1991 she had been "proud to have grown up in the mill". This statement expressed not simply a loyalty to the company but a sense of pride in her relationship with the local community of mill workers. Before World War II, for example, Ms. McCoy remembered that each mill family, independent of the mill owners, contributed twenty-five cents weekly for a medical insurance program with a town physician (McCoy Interview 1991; Mattson 1991: 9, 57-58; Hall et al 1987: 114-173; Glass 1992: 18-19).

During the 1920s, Chadwick-Hoskins expanded and updated its Pineville plant and mill village. In the decade following the outbreak of World War I, textile manufacturing in the region grew vigorously. This growth was fueled by the soaring demand for cotton products both nationally and worldwide and by new tax laws that encouraged textile companies to reinvest in factories, equipment, and worker housing. Textile manufacturers began a "better equipment campaign" to increase efficiency and hired urban planners to improve living conditions in mill villages. The North Carolina Bureau of Labor and Printing reported in 1925 that the Pineville textile plant was manufacturing gingham in addition to new lines of assorted "cotton goods" (North Carolina Department of Labor and Printing 1925; Glass 1992: 56-57, 59-60, 62-64).

On the eve of the expansion of its product line, Chadwick-Hoskins hired noted Charlotte-based planner, Earle Sumner Draper, to redevelop the mill village. A native New Englander, Draper was a prominent city planner and landscape architect as well as a major designer of Piedmont mill villages. After graduating from what is now the University of Massachusetts in 1915, he worked with prominent urban planner, John C. Nolan, who employed Draper to supervise the creation of the prestigious Myers Park neighborhood in Charlotte. In 1917, Draper launched his own planning firm which eventually included offices in Charlotte, Atlanta, Washington, D.C., and New York City. For nearly a half century, Draper and his associates worked on a wide variety of projects including city neighborhoods, suburbs, college campuses, private estates, parks, new industrial towns, and textile mill communities. Draper shared Nolan's planning ideals, which were inspired by the national City Beautiful Movement and which often promoted picturesque landscapes with



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curvilinear roads and pathways in sharp contrast to the conventional grid pattern of streets. As epitomized in his 1920s design for the upscale Eastover subdivision in Charlotte, Draper favored avenues with grand, sweeping curves that conformed to or accentuated the existing topography (Hanchett 1986: 1-3; Glass 1992: 62-64).

Draper also devoted much of his early career to the planning of Piedmont mill villages. Draper's offices in the Southeast were well positioned to meet the growing market for new or larger mill villages in the years before and after World War I. Unlike the conventional mill villages that typically consisted of straight streets of simple houses with few conveniences, Draper's designs called for winding streets, tree-shaded boulevards, sidewalks (to keep workers from tracking dirt into the mills), and dwellings equipped with electricity and plumbing. Between 1917 and 1933, his firm designed nearly 150 textile communities in the Piedmont. Draper advertised in *Southern Textile Bulletin*, the region's predominant trade magazine, announcing that his firm was qualified in "laying out new villages, improving old mill villages, and beautifying mill grounds. . ." (Mattson 1991: 52; Hanchett 1986: 3; *Southern Textile Bulletin*, 28 March, 1918).

Draper's 1920 plan for Mill No. 5 in Pineville adapted the original, semirural village to his latest planning concepts of tree-shaded, winding streets (Figure 1). Chadwick-Hoskins did not adopt Draper's entire layout, but aspects of the design were completed and survive today. Draper envisioned streets shaded by oaks, landscaped green spaces for parks and a community building, and a boulevard (today Park Avenue) anchored by the Baptist church at the north end and a rotary at the south, near the mill. His plan incorporated the existing village streets of Dover, Price, Cone, Park, and James, lined with T-plan and hip-roofed dwellings. Draper's scheme then expanded the village to the north and east with straight streets (today Fisher and Hill streets and the 800 and 900 blocks of Cone Avenue in the historic district) lined with free-standing, frame dwellings with nationally popular bungalow elements. Draper proposed a second rotary at the intersection of Dover Avenue and Fisher Street, but this rotary was never built. Finally, the Draper plan included curvilinear drives in the southeast corner of the village encompassing a "Reserved Area" (presumably for later development), a park, and the "Colored Section." This portion of the plan was also never developed although housing for African American mill workers originally stood in Draper's proposed segregated section for such dwellings. Today, broad Park Avenue with its median; the scattering of mature willow oaks along the streets; and the blocks of bungalow mill houses on the east side of the village are the clearest expressions of Draper's original ideas for the village.

In common with other mill communities, the growth of Pineville's mill village stalled during the Depression and then experienced steady changes in the postwar decades. During World War II and its aftermath, soaring demands for textiles spurred production and the corporate consolidation of mills. In 1946, Chadwick-Hoskins was acquired by Proximity Manufacturing Company of Greensboro, North Carolina. Formed by the powerful Cone family, who owned a chain of mills throughout the Piedmont, Proximity Manufacturing Company was reorganized as the Cone Mills

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Corporation in 1948. Cone Mills installed new machinery in the Pineville plant to produce cotton jeans and in the ensuing decades steadily expanded the facility. After years of delayed maintenance during the Depression and the war, the mill village underwent a major improvement campaign. Cone Mills added asbestos shingle siding, solid brick foundations, and picture windows to the mill houses, replaced several deteriorated dwellings with new ones, and as previously noted, constructed water and sewer lines. As part of this campaign, Cone also evidently closed Taylor Avenue, a cross street that connected Cone and Park avenues and James Street (Figures 2 and 3).

During the postwar decades, the Pineville mill continued to manufacture denim jeans, reflecting the position of the Cone Mills Corporation as a worldwide leader in denim production. By 1950, the Pineville plant employed 500 workers; and the mill remained a major local employer until its closing in 1991. In the 1950s, textile corporations throughout the region began selling the houses in their mills villages, turning over properties to private owners. During this same period, Cone Mills began selling open tracts of land around the periphery of the Pineville mill village for private residential development. New subdivisions arose that catered primarily to mill workers who bought or rented the new dwellings. Demonstrating a broader trend, improved salaries and growing automobile ownership also allowed employees of the mill to live greater distances from the mill and the village (*Cone Mills Corporation: Pineville Plant 1951: 1-3*; Southern Historical Collection: Cone Mills Corporation).

Starting in the 1960s and continuing into the 1970s, Cone Mills began selling its houses within the village. The families of mill workers who lived in these dwellings were given first choice. But many were ultimately sold to others for rental properties. A number of mill houses were purchased by James and Norma Miller, who operated the local cotton gin, and rented the dwellings for additional income (Mecklenburg County Deeds: Book 8, page 87; Book 2841, page 293; Book 2952, page 575; Book 3646, page 368; and Book 6488, page 820).

In 1991, Cone Mills shuttered its Pineville plant and began the sale or consolidation of all its assets. The mill remains closed, and the machinery has been removed. Portions of the original woodwork have also been stripped and sold since 1991. However, the Pineville mill village remains remarkably well preserved with its streets of original mill housing representing the original period of construction by Dover Yarn Mills, the 1920s Chadwick-Hoskins expansion, and the postwar acquisition by Cone Mills.

### Architecture Context

The worker houses in the Pineville Cotton Mill Village Historic District are versions of the house types erected in most mill communities with the rise of the textile industry in the Piedmont between the 1880s and 1920s. Although many of the houses now have replacement sidings, porch posts,

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and windows, they all retain their original forms. Almost all still have open front porches, and only a few have modern additions, which are typically subsidiary rear wings or enclosed rear porches. Notably, the overall architectural scale and rhythm of the streets in the village remain unchanged.

During the late nineteenth century and the early years of the twentieth century, a small variety of frame designs were constructed for mill workers, often based on familiar regional forms and plans. One-story, rectangular forms were commonplace, usually with rear ells and traditional, hall-parlor and double-pen (duplex) plans. Another popular early type was the one-story, T-plan dwelling. This single-family, cross-gable design is the predominant pre-1920s house in the Pineville mill village. Variations of T-plan worker housing were also built in other mill villages in Mecklenburg County, notably in North Charlotte, where the Mecklenburg Mill (1903-1904) erected rows of such houses along Warp, Card, and Patterson streets. Although many of these North Charlotte T-plan houses have been demolished for modern development, a representative group survives. Near the center city of Charlotte, parallel rows of T-plan cottages were built facing the 1889 Alpha Mill, the 1897 Louise Mill, and the 1892 Highland Park Mill No. 1, but only isolated examples still stand (Bishir and Southern 2003: 524; Glass 1978: 143-144, 148; Mattson and Pickens 1990).

In Pineville, the rows of T-plan dwellings occupying ample lots along Park Avenue and Price and Cone streets are the finest surviving collection in the county. They were erected by the Dover Yarn Mills ca. 1900 during its initial period of operation and expansion. These one-story, frame dwellings retain their original cross-gable forms with rear wings capped by gable or shed roofs and hip-roofed front porches. Asbestos-shingle siding, simple wooden porch piers, and fixed-light, picture windows are found on the great majority of the houses, added by Cone Mills Corporation between 1946 and the early 1950s (within the period of significance) when Cone Mills acquired and updated the mill and the village. Among the finest remaining T-plan houses are the examples at 433 Cone Avenue and 426 Park Avenue. The house at 433 Cone Avenue has asbestos shingles, original six-over-six light, double-hung, wood-sash windows, and slender, chamfered porch posts. Although the front porch has now been screened, the dwelling at 426 Park Avenue also retains its original T-plan form, asbestos-shingle siding and six-over-six windows.

The T-plan house and several other common mill house types were popularized in Daniel Augustus Tompkins' widely read textbook, *Cotton Mill: Commercial Features* (1899). Tompkins was a Charlotte mill engineer and industrialist, and his publication included standardized plans and specifications for mill housing already in common use in the region. He described the T-plan type as the "Three-room Gable House, Cost \$325". Tompkins declared that the simple, vernacular forms depicted in his book offered "attractive and comfortable habitations for cotton operatives. . ." The author recommended that mill owners build these houses on half-acre parcels with space for gardens and pens, acknowledging that the work force coming to the mill villages were rural folk, "accustomed to farm life, where there is plenty of room" (Tompkins 1899: 119-121; Glass 1978: 147; Bishir 2005: 436-437).

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Situated with the T-plan houses on Park Avenue are a group of double-pile mill cottages with high hip roofs and gable-roofed wings extending both front and rear (421-427 Park Avenue). Larger than the T-plan dwellings, the houses at 421, 423 and 425 Park have all been vinyl sided while 427 Park has asbestos-shingle siding, but all four examples retain their distinctive forms. The houses are located near the junction of Park Avenue and Dover Street, beside the mill, and because of this proximity may be among the earliest mill houses that Dover Yarn constructed. Their basic form is unusual for mill housing, and no other examples are known to exist in the other mill villages of Mecklenburg County.

In addition to worker houses, three supervisors' residences built by Dover Yarn also remain in the village (306, 402-403 Dover Avenue). Their strategic locations near the mill on the main artery into the village and Queen Anne-inspired designs stand out amidst the simpler housing for operatives and underscore the higher social status of their occupants. These houses are fine regional examples of mill supervisors' houses from this period. These picturesque, one-story, frame dwellings are larger, more style-conscious expressions of the hip-roofed and gable-winged cottages near Park Avenue and Dover Street. While they now have replacement vinyl siding, and the Collins House at 402 Dover has replacement windows, all three retain their essential double-pile, hip-roofed forms, subsidiary cross gables, projecting bays and wings, and wraparound porches in the Queen Anne fashion. The supervisor's house at 306 Dover Avenue features the original turned porch posts with sawnwork brackets.

The south side of the mill village contains blocks of ca. 1925, frame bungalow mill houses. With their boxy forms, shed-roofed dormers, broad eaves, and exposed rafter tails, these houses reflect the influence of the bungalow movement and are distinct from the earlier mill houses to the north. Including the 800 and 900 blocks of Cone Street; 400 block of James Street; 700 and 900 blocks of Hill Street; and the 400 and 500 blocks of Fisher Street, they are the largest and most intact collection of post-World War I houses for the mill workers in Mecklenburg County. They were built as part of planner Earle Sumner Draper's scheme for the expansion and renovation of the community. Unlike the traditional, regional designs of the earlier mill houses, this area of the village was clearly influenced by the nationally popular bungalow style and reflects the emergence of more self-conscious, landscaped villages shaped by nationwide trends in city planning. Although no documentation has been found specifying the styles for the mill houses in Draper's 1920 plan, it can be assumed that bungalows were part of his design. Draper is known to have exercised a great deal of control over the selection of mill housing in his projects and that he favored the bungalow. The bungalow style was readily adaptable to numerous variations and with its widespread popularity in the South provided workers with style-conscious dwellings that were free of any of the negative connotations associated with traditional, uniform mill housing. Bungalows were also part of the mail-order housing market which boomed nationally during the 1910s and 1920s. Plans and materials could be easily ordered from such nearby firms as "Quick-Bilt Bungalows" of Charleston, South Carolina, making construction in mill villages rapid and cost-effective. During the 1920s, the firm advertised in *Southern Textile Bulletin*, stating that it

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specialized in “attractive homes” for “industrial villages”. The dressed lumber and fixtures were delivered to the sites by rail, “cut-to-fit” and quick to assemble (*Southern Textile Bulletin* 15 January 1920; Crawford 1992: 163).

In the Pineville mill village, the small repertoire of simple bungalow designs includes a one-story, boxy, hip-roofed version and a rectangular, side-gable form, both with engaged or inset porches to shelter the main entries. The house at 422 James Street is a well-preserved example of the hip-roofed bungalow design while the house at 504 Fisher Street illustrates the side-gable house type. There are also larger, one-story, side-gable bungalows that have full-width, engaged porches, rear ells, and steeper roof pitches. According to long-time neighbors, four of these bungalows were built for mill supervisors at the intersection of Cone and Fisher streets (810, 813, 900, and 901 Cone Avenue).

Interspersed among the older mill houses are several dwellings built by Cone Mills during the postwar era on lots created by the closing of Taylor Avenue. These frame dwellings also reflected national architectural trends with either Minimal Traditional or modified ranch-house forms. Exemplified by 424 Park Avenue, Minimal Traditional dwellings retain the forms of prewar revival styles, such as Tudor and Colonial Revival, without the decorative detailing of the earlier period. The house at 415 Park Avenue reflects the influence of the ranch style with its low, sprawling form and wide façade and picture window denoting the living room. Although a number of the bungalows and postwar houses now have replacement siding or windows, all retain their original forms, with remarkably few additions, and their spacious lots, which maintain the historic scale and character of the mill village.

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### 10. Geographical Data (continued)

#### Additional UTM References:

5. Easting 5094000  
Northing 3881620
6. Easting 5092000  
Northing 3881780
7. Easting 5093000  
Northing 3881920

#### Verbal Boundary Description:

The boundaries of the Pineville Mill Village Historic District are shown on the accompanying the historic district map at a 1" = 100' scale.

#### Boundary Justification:

The boundaries for the Pineville Mill Village Historic District encompass the greatest concentration of intact architectural resources associated with the historical development of the mill village and exclude modern intrusions.

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The following information pertains to each of the photographs:

Name of Property: Pineville Mill Village Historic District  
Location: Pineville, North Carolina  
County: Mecklenburg County

Name of Photographer: Mattson, Alexander, and Associates, Inc.

Location of Negative: Historic Preservation Office  
North Carolina Office of Archives and History  
109 E. Jones Street  
Raleigh, North Carolina 27601-2807

Date of Photographs: January 2011

### Photographs:

1. Mill Houses (Type A), Park Avenue, 400 Block, Looking West
2. Mill House (Type A), 433 Cone Avenue, Looking South
3. Mill House (Type A), 414 Park Avenue, Looking North
4. Mill Houses (Type B), 425 and 427 Park Avenue, Looking East
5. Mill Houses (Type C), 410, 412, and 416 James Street, Looking West
6. Mill Houses (Type C), Hill Street, 700 Block, Looking North
7. Mill Supervisor's House (Type D), 402 Dover Street, Looking South
8. Mill Houses (Type E), Fisher Street, 400 Block, Looking West
9. Mill Supervisor's House, 813 Cone Avenue, Looking East
10. Mill House, ca. 1950, 415 Park Avenue, Looking South
11. Mill Houses (Type A), Rear Elevations and Outbuildings, 409-411 Cone Avenue, Looking West
12. Mill Houses (Type B), Rear Elevations and Outbuildings, Park Avenue, 400 Block, Looking North
13. Mill House (Noncontributing Resource), 409 Park Avenue, Looking South.

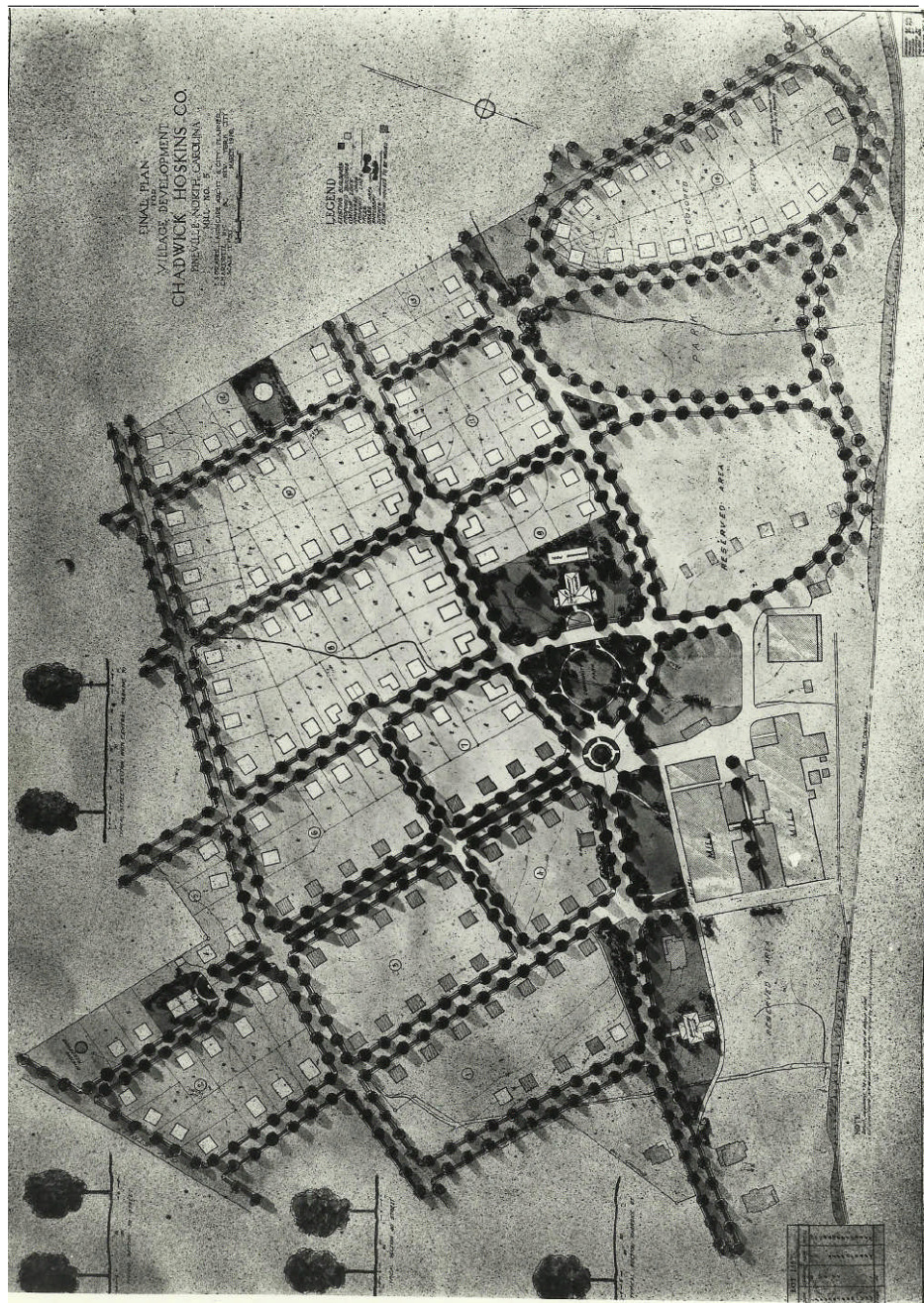


Figure 1. Earle Sumner Draper, "Final Plan for Village Development, Chadwick-Hoskins Company, Pineville North Carolina." March 1920. Source: North Carolina Collection, University of North Carolina.

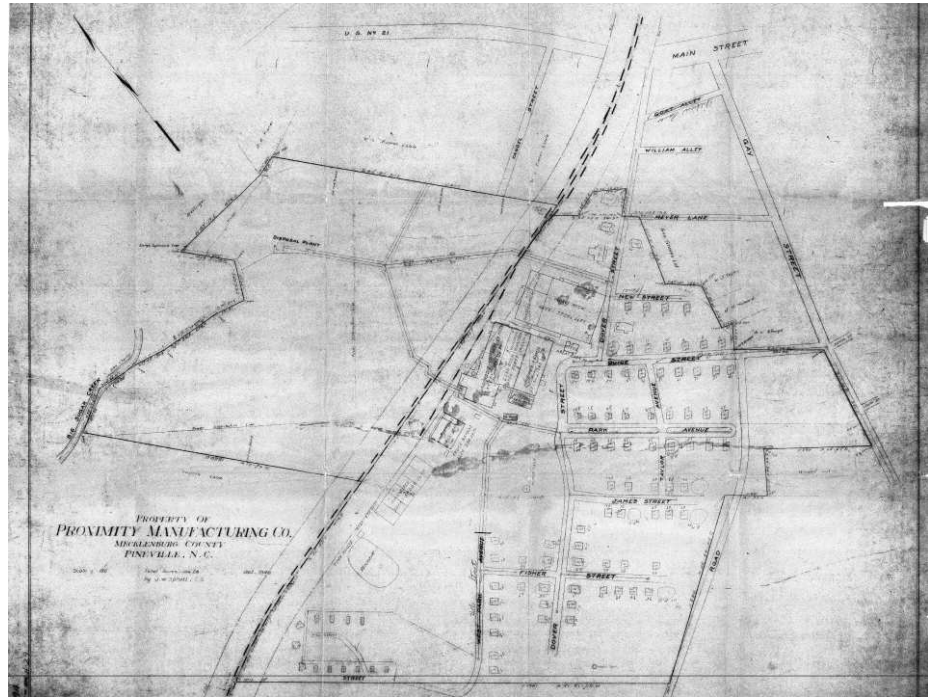


Figure 2. J.W. Spratt Map of Proximity Manufacturing Company Mill and Mill Village (Cone Mills Corporation), October 1946.

Source: James Maynard, A.I.A., Charlotte, North Carolina





Figure 3. Aerial View of Cone Mills and Pineville Mill Village, 1948.

Source: James Maynard, A.I.A., Charlotte, North Carolina